

Application Number: 15/10271 Full Planning Permission

Site: 47 PARSONAGE BARN LANE, RINGWOOD BH24 1PS

Development: Two-storey side & rear extension; single-storey rear extension;
front porch; pitched roof over garage

Applicant: Mr & Mrs Mitchell

Target Date: 06/05/2015

1 REASON FOR COMMITTEE CONSIDERATION

Contrary to Town Council view

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Plan Area

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

1. Special qualities, local distinctiveness and a high quality living environment
6. Towns, villages and built environment quality

Policies

- CS1: Sustainable development principles
CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

None relevant

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework 2012

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

Ringwood Local Distinctiveness

6 RELEVANT PLANNING HISTORY

14/11584 - Two-storey side and rear extension; single-storey rear extension;
front porch. 19/01/2015 Withdrawn by applicant.

7 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council - Recommend refusal. The proposals are unsympathetic to the site due to its bulk and mass and it would overshadow No. 47. Parking should be addressed due to the increase in bedrooms and location of the site at a busy junction. Cladding is out of keeping with the area.

8 COUNCILLOR COMMENTS

None received

9 CONSULTEE COMMENTS

Land Drainage - No comments

10 REPRESENTATIONS RECEIVED

None received to date.

11 CRIME & DISORDER IMPLICATIONS

None

12 LOCAL FINANCE CONSIDERATIONS

From the 6 April 2015 New Forest District Council began charging the Community Infrastructure Levy (CIL) on new residential developments. Based on the information provided at the time of this report this development is not CIL liable.

13 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.

- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

14 ASSESSMENT

- 14.1 The site is within an established suburban area of Ringwood which is characterised by a mix of property types. The property sits on the east side of Parsonage Barn Lane, between Cadogan Road and Cloughs Road. Its frontage is open to the street scene and has a simple design form, externally clad in brick under a tile roof with modest single storey extensions at the rear. A garage with outbuilding behind is located to the north side of the dwelling. The garden area to the rear of the property is generous, however low screening from bungalows along Cloughs Road to the south-east and first floor windows on a property along Cadogan Road, result in much of its far end being overlooked. There is a mature silver birch tree at the rear of the property. Adjacent neighbouring premises include a convenience store to the north and a detached property to the south, which has windows at first and ground floor level on its opposing side elevation.
- 14.2 This application follows a previously withdrawn scheme over which concerns were raised regarding the visual impact of the proposed two storey addition as a result of its design, bulk and mass. There were also some reservations regarding the proposed materials and highway safety implications.
- 14.3 This proposal has seen revision in the design of the extensions to address concerns over the bulk and mass of the two storey extension, as viewed from the south side. Design changes have seen the incorporation of visual breaks in the form of stepping in external wall positions, ridge heights and changes in materials. As a result of these changes the proposed two-storey element is now considered sympathetic to the proportions and form of the existing dwelling. The use of brick cladding for the front section would be consistent with the appearance of the existing property and although some fibre cement cladding would be incorporated, limited to the rear of the property, this would not be unduly prominent on the street scene. Furthermore this limited use of the cladding would not be inconsistent with the variety of materials used in this residential area. The proposed alterations to the garage roof and new porch canopy would be modest alterations which would be consistent with the appearance of this residential property. As such the impacts on visual amenity and the appearance of the street scene should be acceptable.
- 14.4 Given the relative orientation and separation between this and neighbouring properties, the extensions would not result in any harmful impacts through loss of light, being to the north of No.47a and well set back from the boundary with No.43 and No.45. Design changes made to the two-storey extension, reduce its visual prominence, and would provide an acceptable outlook as viewed from neighbouring premises. New windows on the south side elevation would be obscure glazed, with top hung fan lights, and those on the rear of the first floor would be obscure glazed in their lower panels. The new bedroom windows on the rear elevation would enable views towards neighbouring sites. However,

considering the existing open relationships, relative separation and that these windows would serve a bedroom, this should not result in any significant adverse impacts on the privacy of neighbouring occupiers.

- 14.5 In response to the Town Council's comments regarding highway safety, the proposal would retain the existing access and parking arrangements on site. The addition of two bedrooms to this dwelling is not considered to result in an intensification of use that would result in a significant increase in vehicular movements from the site or parking need. The Highways Authority has been consulted and has provided no comment.
- 14.6 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

15. RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plan: 2014/MITCHELL/10 Revision A

Reason: To ensure satisfactory provision of the development.

3. The first floor windows on the south elevation of the approved building extension shall be obscurely glazed and, other than fan light opening, fixed shut at all times.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

4. The bricks to be used as external facing materials for the walls and tiles to be used as external facing materials for the roof shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

5. Before development commences, samples of the fibre cement cladding to be used as the external facing material for the walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

Notes for inclusion on certificate:

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In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

Further Information:

Householder Team

Telephone: 023 8028 5345 (Option 1)



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DISTRICT COUNCIL

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**Planning Development
Control Committee
May 2015**

Item No: 3(f)

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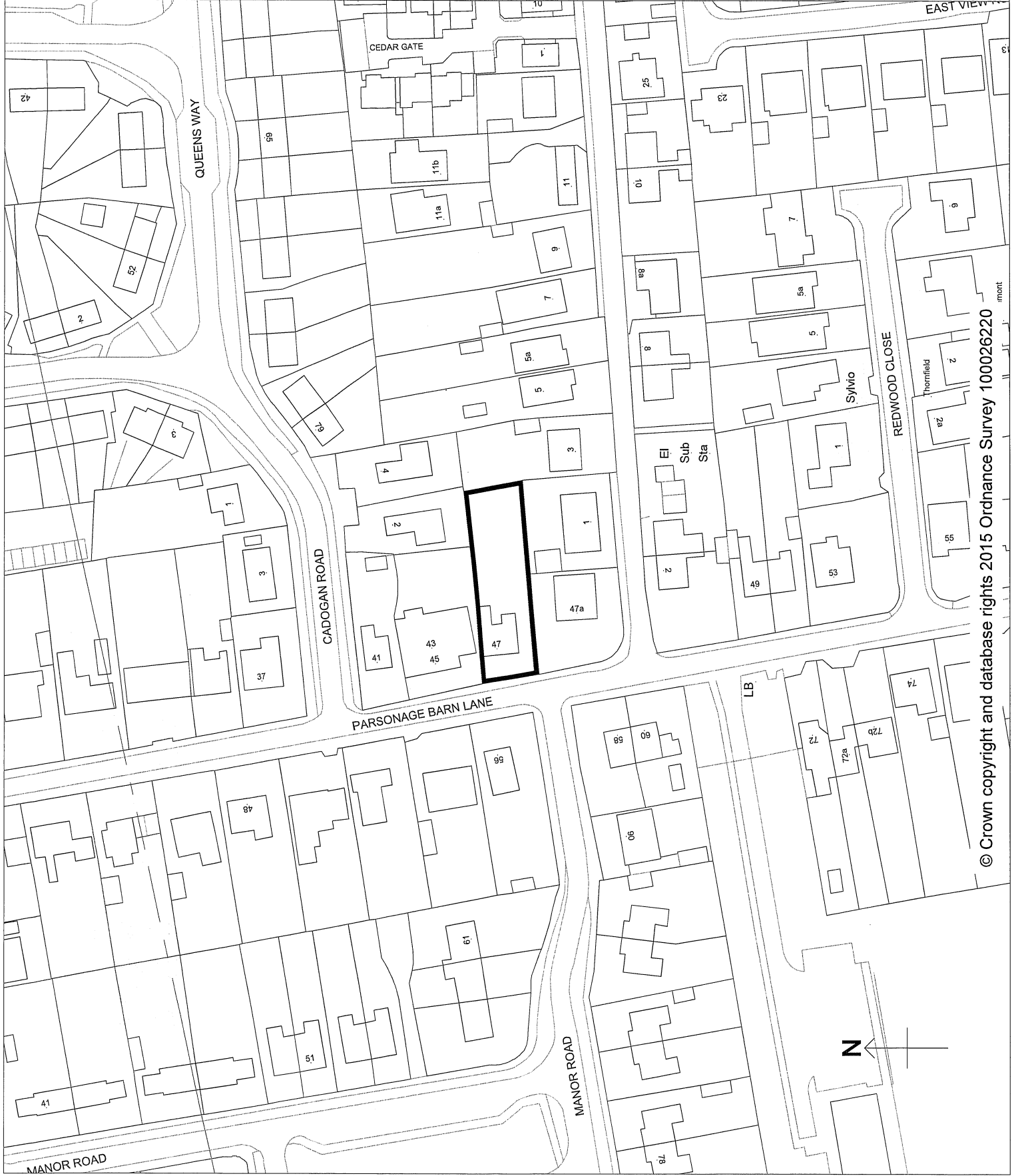
Parsonage Barn Lane
Ringwood

App No 15/10271

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